



Community & Economic Development Department

Planning Division

3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

NOTICE OF PREPARATION

DATE: May 5, 2016

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report (EIR) for California Baptist University Specific Plan Amendment No. 1.

The City of Riverside will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the proposed California Baptist University Specific Plan Amendment No. 1 (Project). The University is located at 8432 Magnolia Avenue in Riverside, California. The City needs to know the views of you or your agency or organization as to the scope and content of the environmental information that is germane to your agency or organization's statutory responsibilities or interests in connection with the proposed Project. If applicable, an agency will need to use the EIR prepared by our Agency when considering your permit or other approval for the Project.

This Notice of Preparation (NOP) identifies the Project applicant, contains the proposed Project description and Project setting/location, and identifies the potential environmental effects of the proposed Project. A project vicinity map and California Baptist University Specific Plan (CBUSP) Planning Area Map are also included in this NOP.

Due to time limits mandated by State law, your response must be received at the earliest possible date, but **not later than 30 days** after posting of this NOP.

Please send your NOP response or responses to Patricia Brenes at the address shown above. We will need the name and contact person in your agency. If you have any questions, please contact Patricia Brenes at 951-826-2307 or via e-mail at pbrenes@riversideca.gov. A copy of the Notice of Preparation is available for public review at the Lead Agency, and an electronic copy of the Notice of Preparation will be made available on the City's website: www.riversideca.gov/CEQA.

PROJECT TITLE: California Baptist University Specific Plan Amendment No. 1 - Planning Cases P15-0988 (Specific Plan Amendment), P15-0989 (General Plan Amendment), P15-0987 (Change of Zone), and P15-0990 (Environmental Impact Report).

PROJECT APPLICANT: Steve Smith, California Baptist University (CBU)

PROJECT SETTING: The CBU campus is located at 8432 Magnolia Avenue in the City of Riverside, California, within the Ramona Neighborhood and along State Route (SR-91). The Campus Core is defined as the properties bounded by Diana Avenue, Magnolia Avenue, Monroe Street, and Adams Street (Figure 1 – California Baptist University Campus Vicinity and Figure 2 – California Baptist University Aerial View). The land uses surrounding the campus consist of a mixture of single-family and multi-family residential, an office complex, retail and commercial uses, public, private, charter elementary, middle, and high schools, medical facilities, a park, and several churches.

PROJECT DESCRIPTION: The proposed Project is an amendment to the California Baptist University Specific Plan (CBUSP). CBU encompasses approximately 163 acres developed with academic, residential, recreational, open space, parking and industrial uses (Figures 1 and 2). Land uses surrounding the subject area include single-family homes, apartments, offices, schools, open space, and religious institutions. The University is comprised of the Campus Core and Transition Areas (Figure 3 - California Baptist University Specific Plan Boundary, Campus Core Area, and Transition Area). The Transition Area is defined as the properties outside of the Campus Core Area.

Figure 1 California Baptist University Campus Vicinity



Figure 2 California Baptist University Aerial View

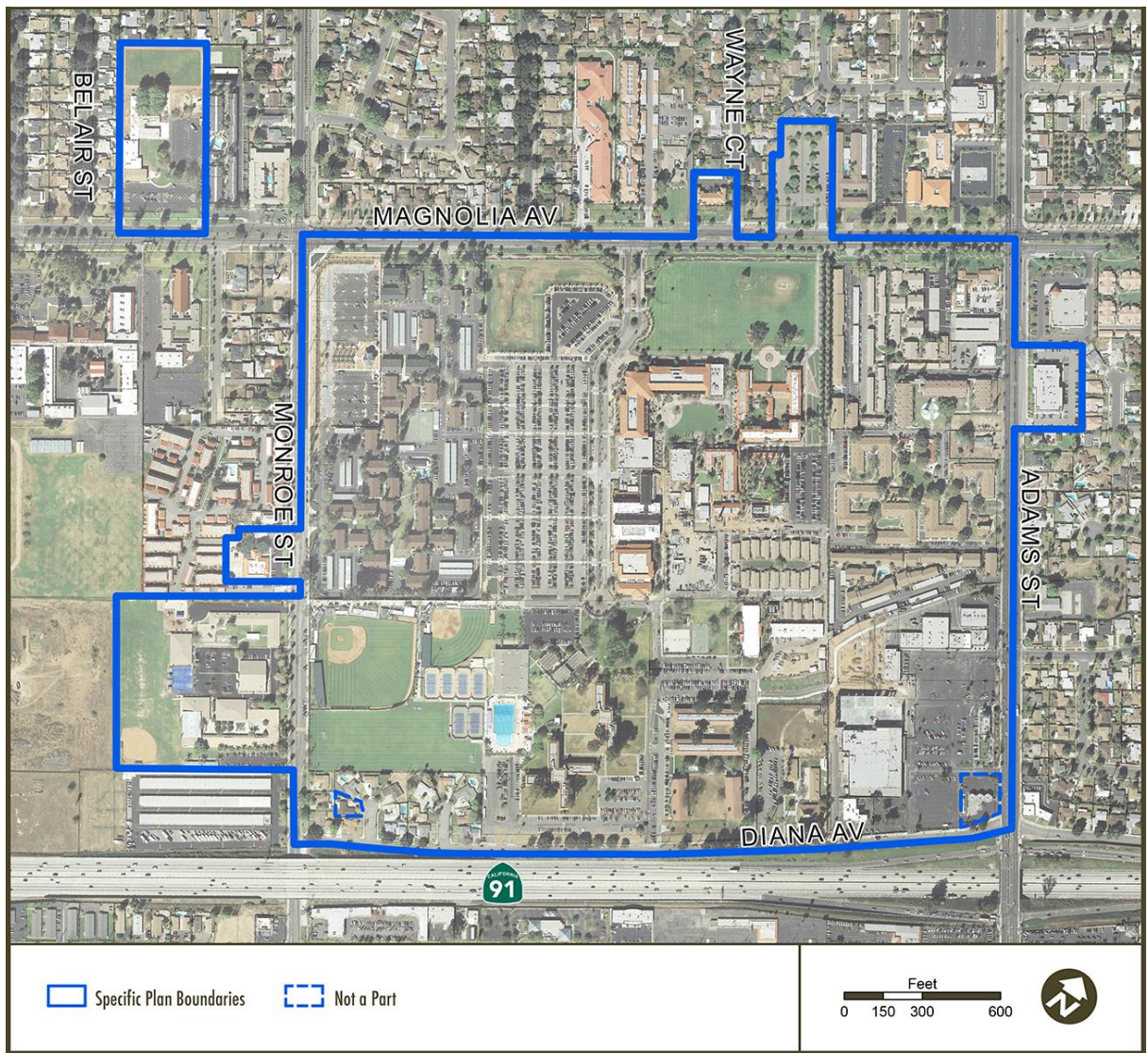
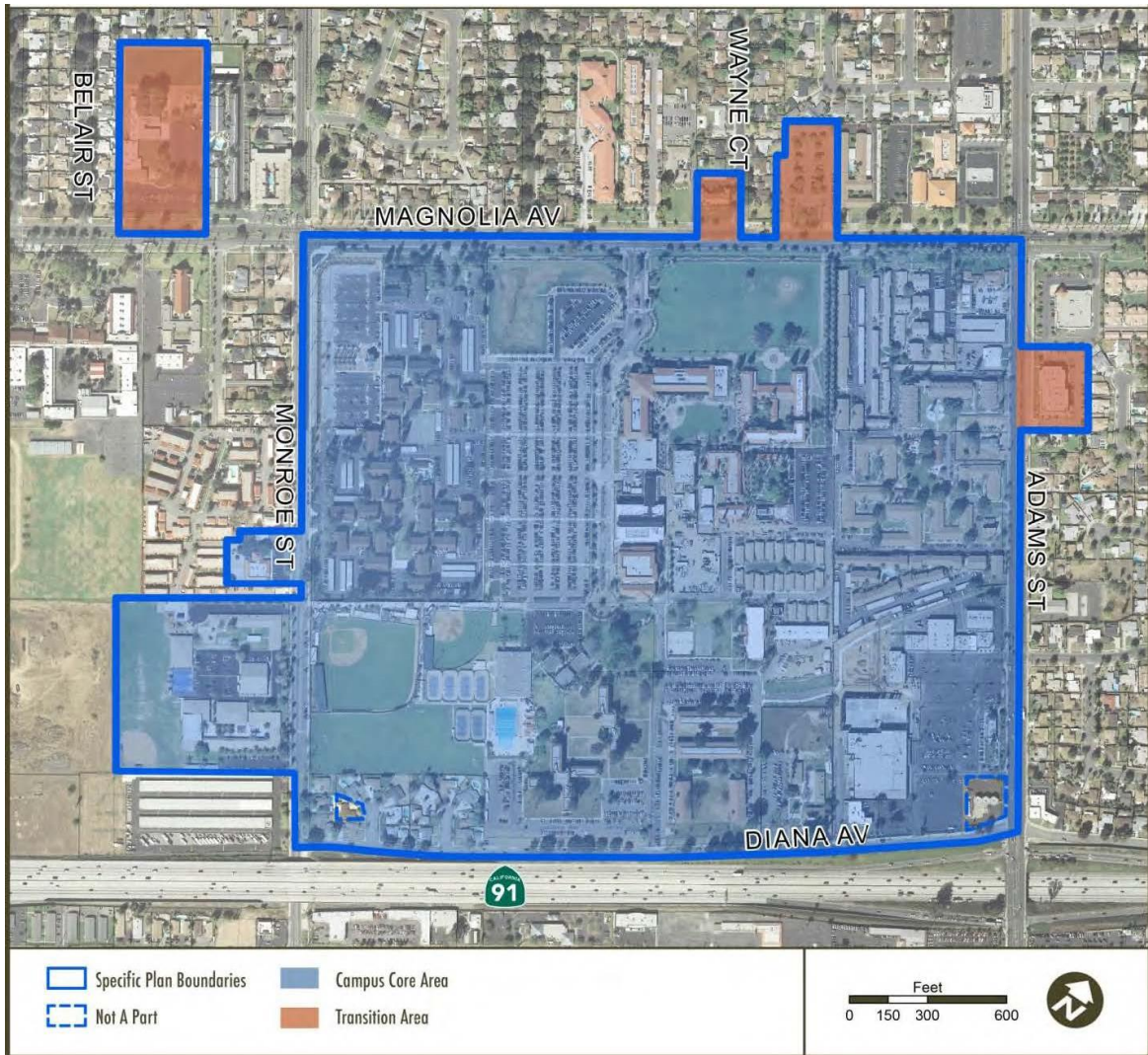


Figure 3 - California Baptist University Specific Plan Boundary, Campus Core Area, and Transition Area



The campus has continued to grow, both in area and student population, since the adoption of the CBUSP in 2013. A comprehensive CBUSP Amendment is proposed by CBU to accommodate a projected increase in student enrollment to 12,000 total students by 2025 under a more urban-intensity type of development. The growth in student population is due to the expansion of the curriculum offered. The University's student population consists of four student categories: traditional students, graduate students, online students, and intensive English students.

Table 1 outlines the projected student enrollment growth over the next 10 years.

Table 1

STUDENT POPULATION PROJECTIONS					
Year	Traditional	Graduate	Online	Intensive English	Total Enrollment
2015	5201	1268	1921	24	8414
2020	6201	1543	2421	44	10,209
2025	7201	1813	2921	65	12,000

To achieve the University's goal of 12,000 enrolled students by the year 2025, new and reconfigured educational, housing, administrative support, athletic, and other facilities will be required within the main campus area. Support and ancillary facilities may also be established on University-owned properties not contiguous to the main campus (i.e., Transition Areas). To accommodate the reconfigured educational fields and future academic purposes, CBU anticipates providing an additional 146,000 square feet of building area to the already existing 610,750 square feet of building area.

Future development within the CBUSP Planning Area will take into consideration the relationship and compatibility of the CBU campus with its surroundings. A single zoning district—the CBU Campus Zone - is proposed for the main campus to regulate land uses. Two subareas are defined—Campus Core and Transition Area—to regulate building height, density, and buffers from the edge of the main campus. The Campus Core and Campus Transition subareas permit the same land uses, but have different height and density requirements. Figure 3 illustrates the proposed Campus Core and Transition Areas.

Potential Environmental Issues of Concern: The EIR will address all environmental topics. For the proposed project, key environmental issues of concern are anticipated to include potentially significant impacts to air quality, cultural resources, greenhouse gas emissions, hazards and hazardous materials, noise, and transportation/traffic. In summary, the analysis in the EIR will include the following specific categories of environmental impacts and concerns related to the proposed Project:

Aesthetics: The EIR will address the potential effects on scenic vistas, scenic corridors, visual character, and light and glare.

Agriculture and Forestry Resources: The EIR will address the potential effects on farmland, forest land and timberland and the loss of land zoned for agricultural use.

Air Quality: The EIR will describe existing air quality conditions and will evaluate the potential air quality impacts of the CBUSP Amendment consistent with Southern California Air Quality Management District methodology. The EIR will discuss the measures included in the CBUSP Amendment to minimize impacts of criteria air pollutant emissions.

Biological Resources: The EIR will describe the existing biological conditions within the project Planning Area, and potential impacts of the CBUSP Amendment on vegetation and wildlife, including special status species. The EIR will evaluate the likelihood of any

significant impacts, including consistency with the Western Riverside County Multiple Species Habitat Conservation Plan.

Cultural Resources: The EIR will address potential impacts to historic structures, archaeological, and paleontological resources.

Geology and Soils: The EIR will assess soil and geologic conditions in the project Planning Area and address seismic hazards, including the potential for liquefaction, ground-shaking, and soil erosion.

Greenhouse Gas Emissions: The EIR will examine the potential impacts of implementing the CBUSP Amendment relative to greenhouse gas (GHG) emissions and global climate change. The EIR will discuss the measures included in the CBUSP Amendment to minimize impacts of GHG emissions.

Hazards and Hazardous Materials: The EIR will include a description of the potential hazards in the project Planning Area and the health and safety effects based on implementation of the CBUSP Amendment.

Hydrology/ Water Quality: The EIR will discuss the drainage conditions throughout the project Planning Area and the potential for flooding. Water quality impacts and conformance with the Santa Ana Regional Water Quality Control Board requirements will be addressed.

Land Use and Planning: The EIR will identify the land uses in the project Planning Area and evaluate potential land use constraints created by existing conditions. The compatibility of the CBUSP Amendment with existing and proposed land uses in the project Planning Area and consistency with the City policies and plans will be evaluated.

Mineral Resources: The EIR will discuss impacts to mineral resources from implementation of the CBUSP Amendment.

Noise: The EIR will discuss noise impacts from implementation of the CBUSP Amendment, including impacts from area noise sources (e.g., railroads, airports, and SR-91 freeway, etc.). A noise analysis will identify existing settings and noise level scenarios associated with implementation of the CBUSP Amendment. The EIR will address potential noise impacts associated with implementation of the CBUSP Amendment on residential and other sensitive receptor land uses. Conformance to the City's noise guidelines will be analyzed.

Population and Housing: The EIR will evaluate the potential for the proposed land uses of the CBUSP Amendment to result in population or housing growth, and will also discuss the potential displacement of housing and people as development occurs.

Public Services: The EIR will identify existing police, fire, schools, parks, and other public services and facilities serving the City, and will quantify the increase in service demands resulting from implementation of the CBUSP Amendment. The availability and adequacy of existing services will be generally analyzed.

Recreation: The EIR will discuss the potential to result in the increase in the use of existing recreational facilities that may result in an accelerated physical deterioration of such facilities.

Traffic and Circulation: The traffic analysis prepared for the CBUSP Amendment and EIR will describe the existing roadway conditions, circulation patterns, and other elements of the transportation system in the project Planning Area, including the local streets and intersections and regional facilities (e.g., SR-91 freeway). A transportation modeling analysis will be prepared in order to evaluate full build-out of the CBUSP Amendment on the overall transportation network. The CBUSP Amendment's compliance with adopted policies, plans, and programs supporting alternative modes of transportation will also be discussed.

Utilities and Service Systems: The EIR will discuss the ability of existing infrastructure in the City, such as sanitary sewer, storm drains, water supply, and solid waste, to serve full buildout of the CBUSP Amendment. The EIR will also discuss the availability of the existing water supply to provide for full buildout of the CBUSP Amendment.

Project Alternatives: Identification of potential alternatives to the CBUSP Amendment will be addressed. Analysis of a "No Project" alternative is required by law. Up to three alternatives, in addition to the "No Project-No Build" Alternative, will be evaluated. The evaluation of alternatives will provide a comparative analysis of alternatives to the proposed CBUSP Amendment.

The EIR will identify the degree to which each alternative might reduce one or more of the impacts associated with implementation of the CBUSP Amendment, whether or not the alternative could result in other or increased impacts, the viability of the alternative, and the degree to which the alternative is consistent with the City's goals and objectives.

Cumulative Impact Analysis: The EIR will include a discussion of the potentially significant cumulative impacts of the CBUSP Amendment when considered with other past, present, and reasonably foreseeable future projects in the area.

Other Required Sections: The EIR will also include other information typically required for an EIR. These other sections include the following: 1) Introduction; 2) Project Description; 3) Effects Found Not to Be Significant; 4) Environmental Impact Analysis; Growth-Inducing Impacts; 5) Significant Unavoidable Environmental Effects; 6) Significant Irreversible Changes; 7) Consistency with Regional Plans; 8) Discussion and Analysis of Energy Conservation based on Appendix F of CEQA Guidelines; 9) Mitigation Measures; 10) References; and 11) List of Preparers.

Relevant technical reports will be provided as EIR appendices.

LEAD AGENCY:

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